

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: AUGUST 27, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-35160 - APPLICANT/OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Conformance to the conditions for Site Development Plan Review (SDR-32790) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 07/09/09, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. No off-site improvements shall be required with this phase; all off-site improvements shall be constructed with future phases as determined by the City Engineer.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
13. Site development to comply with all applicable conditions of approval for SDR-32790 and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a public park on a portion of an undeveloped 8.2-acre site at the northwest corner of Tropical Parkway and Durango Drive. This is the second phase of constructing the city park. The first phase of the project was approved under Site Development Review (SDR-32790) and included a 15-space parking lot, a shaded childrens play area (tot-lot) and a shade ramada. The area of work for Phase II includes a total of 2.6 acres. The applicant is proposing 1.5 acres of open natural turf area, an additional small ramada, lighted walkways, landscaping, and offsite improvements along Bonita Vista Street.

The proposed Public Park is compatible with the surrounding area, will provide a beneficial amenity for area residents and is consistent with the goals of the General Plan and Centennial Hills Sector Plan; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/09/98	The City Council approved a request to Annex [A-0027-98(A)] the subject site as part of a larger request for property generally located between Azure Way and Tropical Parkway and between El Capitan Way and Durango Drive, containing approximately 15 acres of land. The Planning Commission and staff recommended approval.
10/20/99	The City Council approved an Amendment to the Master Plan of Streets and Highways (MSH-0003-99) to establish the alignment of Durango Drive between Centennial Parkway and Tropical Parkway. This alignment created an S-Curve; the subject site is located west of this realignment at Tropical Parkway and Durango Drive. The Planning Commission and staff recommended approval.
08/21/02	The City Council approved a General Plan Amendment (GPA-0019-02) of the northeastern portion of the subject site from L (Low Density Residential) to PF -TC (Public Facilities) as part of a larger request on a 45.87 acre parcel located on the west side of Durango Drive, south of Centennial Parkway and north of the S-Curve alignment. The Planning Commission and staff recommended approval.

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08/21/02	The City Council approved a Rezoning (Z-0043-02) request for a zone change from U (Undeveloped) zone [L (Low Density Residential) General Plan designation], U (Undeveloped) zone [ML (Medium Low Density Residential) General Plan designation] and U (Undeveloped) zone [ML (Medium Low Density Residential) General Plan designation] under Resolution of Intent to C-2 (General Commercial) zone, to TC (Town Center) zone, for lands located north of the proposed S-Curve alignment, west of Durango Drive and south of Centennial Parkway. The Planning Commission and staff recommended approval.
11/05/08	The City Council approved a General Plan Amendment (GPA-29582) Request to amend a portion of the Centennial Hills Sector Plan from L (Low Density Residential) to PF (Public Facilities). The Planning Commission and staff recommended approval.
11/05/08	The City Council approved a Rezoning (ZON-29584) of the subject site from U (Undeveloped) [L (Low Density Residential) General Plan designation] to C-V (Civic). The Planning Commission and Staff recommended approval.
02/12/09	The City Council approved a Site Development Plan Review (SDR-32790) for Phase I of a city park located on a portion of an undeveloped 8.2 acre site at the northwest corner of Tropical Parkway and Durango Drive. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or licenses for the subject location.	
<i>Pre-Application Meeting</i>	
06/30/09	The requirements for an application for a Site Development Plan Review were discussed with the applicant.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	
<i>Field Check</i>	
07/23/09	A field check was performed by staff at the subject property and found the parcel to be an undeveloped site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	8.2

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land	PF (Public Facilities)	C-V (Civic)
		T-C (Town Center)	T-C (Town Center) Zone [PF-TC (Public Facilities-Town Center) Special Land Use Designation]
North	Undeveloped Land	L (Low Density Residential)	U (Undeveloped) [L (Low Density Residential) General Plan Designation)]
South	Single-Family Residences	RNP (Rural Neighborhood Preservation) Clark County	RL (Residential Low Density) Clark County
East	Undeveloped Land	T-C (Town Center)	T-C (Town Center) Zone [PF-TC (Public Facilities-Town Center) Special Land Use Designation]
West	Single Family Residences	L (Low Density Residential)	RE (Rural Estates Residential) Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.020, the following development standards shall apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	8.2 acres
Min. Lot Width	440 Feet

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Min. Setbacks	
• North To Ramada	365 Feet
• South To Ramada	227 Feet
• East To Ramada	492 Feet
• West To Ramada	50 Feet
Max. Building Height	25 Feet

Pursuant to Title 19.12.040, the following development standards shall apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree / 6 Spaces	3 Trees	6 Trees	Y*
Buffer: Min. Trees	1 Tree / 20 Linear Feet	30 Trees	22 Trees	N
TOTAL		33 Trees	28 Trees	N
Min. Zone Width West	15 Feet		40 Feet	Y

**As approved by Site Development Plan Review (SDR-32790).*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Title 19.04 Standard			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Public Park	8.2 acres	Two spaces per gross acre	16	1	14	1	Y*
TOTAL			17		15		Y*

**As approved by Site Development Plan Review (SDR-32790).*

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ANALYSIS

The proposed park furthers the Neighborhood Revitalization goals of the Las Vegas Master Plan 2020 by following Objective 2.4, which is to ensure that the quality of existing residential neighborhoods within the City of Las Vegas is maintained and enhanced, through the implementation of Policy 2.4.1, which requires that the City aggressively promote, on an opportunity basis, the acquisition and development of land for parks in central city locations. The development of a park at the subject site will provide needed recreational facilities for the existing surrounding residential communities.

The subject site is located at the northwest corner of Tropical Parkway and Durango Drive. The single access point for the site is from Durango Drive. The applicant will develop the proposed 8.2 acre park site in multiple phases. Phase one was approved by Planning Commission under Site Development Plan Review (SDR-32790) on 02/12/09 and encompassed a 15 space parking lot, including one van accessible handicapped space, a shaded childrens play area (tot-lot) and a shade ramada. The proposed phase two portion of the public park includes 1.5 acres of open natural turf area, an additional small ramada, lighted walkways, landscaping, and offsite improvements along Bonita Vista Street. Proposed landscaping for the park is compatible with the landscaping approved for phase one.

No elevations were submitted for the shade structure depicted on the site, but it is designed to match the previously approved shade structures and will be subject to review and approval by the Planning and Development Department at the time of building permit to ensure compatibility with the surrounding land uses.

The proposed Public Park is compatible with the surrounding area, will provide a beneficial amenity for area residents and is consistent with the goals of the General Plan and Centennial Hills Sector Plan; therefore, staff recommends approval.

FINDINGS

The following findings must be made for a Site Development Plan Review:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed Public Park is compatible with the surrounding area, will provide a beneficial amenity for area residents.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

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The proposed park is consistent with the goals of the General Plan and Centennial Hills Sector Plan.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Access to the property is provided by a single ingress and egress point from Durango Drive, a 120-foot wide Town Center Parkway Arterial, as designated by the Town Center Development Standards Manual. This roadway is more than adequate for the added traffic the proposed city park will generate.

4. Building and landscape materials are appropriate for the area and for the City;

The building materials and landscape materials are appropriate for a city park facility.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed childrens play area and park is consistent with similar park developments in the City of Las Vegas; the materials and design are not undesirable or obnoxious, but instead create an orderly and efficient experience that is compatible with the surrounding area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development will be subject to the International Building Code, as well as maintained and secured by the City of Las Vegas; thus the public health, safety and general welfare will not be compromised.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

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NOTICES MAILED 97

APPROVALS 2

PROTESTS 0